

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: September 11, 2003 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00** p.m. on
Thursday, September 11, 2003 with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications, except for PD-08-2003, PD-11-2003 & CU-18-2003.

I. Subdivision, Site Plan & Conditional Use Permit Applications: (See Enclosed)

1. S-27-2003 Property located at 269 Kennard Road and 1020 Mammoth Road, an application for subdivision to adjust a property line without creating a new building lot – Sunmeadow Realty, LLC
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
2. S-28-2003 Property located at 101 & 121 Titus Avenue, an application for subdivision to adjust a property line without creating a new building lot – Arthur and Marianne Perry & Edward Schunemann
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
3. S-29-2003 Property located at 1277 Belmont Street & 44 Pickering Street, an application for subdivision to adjust a property line without creating a new building lot –

Ronald Ludwig & Raoul and Sylvia Prince
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003

4. S-30-2003 Property located at 226 Corning Road, an application for subdivision to create three (3) single family building lots – Pinkerton Hills Development Corp.
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
5. S-31-2003 Property located at 220 Hackett Hill Road, an application for subdivision to create a street right-of-way and lot line adjustments without creating new building lots – Manchester Housing & Redevelopment Authority
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
6. SP-16-2003 Property located at 310 Second Street, an application for site plan approval for the construction of a 3,680 sq. ft. restaurant with parking (Wild Willy 's) – Peter Stahl for James McDowell (Continued from Aug. 13 hearing)
Public Hearing Held: 8/13/2003 & 9/11/2003
Deadline for Action: 10/09/2003
7. CU-15-2003 Property located at 310 Second Street, an application for a conditional use permit to allow construction within the regulated floodway of the Piscataquog River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Peter Stahl for James S. McDowell – (Continued from Aug. 13 hearing)
Public Hearing Held: 8/13/2003 & 9/11/2003
Deadline for Action: 10/09/2003
8. SP-20-2003 Property located at 98 Willow Street, an application for site plan approval to construct parking and provide landscape improvements – Flying Horse Realty
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
9. PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned development by the construction of two buildings containing a total of 10 townhouse dwellings – Richard E. Fradette for NHHM, LLC
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
10. PD-11-2003 Property located at 60 Bailey Avenue, an application to create a planned development by the merger of adjacent lots, and construction of an addition to an existing building to be used for church activities – Wings of Eagles Ministries, Inc.

Public Hearing:
Deadline for Action:

11. CU-18-2003 Property located at 60 Bailey Avenue, an application for a conditional use permit to expand existing church activities with an educational center and recording studio – Wings of Eagles Ministries, Inc.
Public Hearing:
Deadline for Action
12. CU-19-2003 Property located on S. Willow Street & Loring Street (Manchester Commons), an application for a conditional use permit to waive required parking pursuant to Section 10.02 (D-4) of the zoning ordinance – The New England Expedition – Manchester, LLC
Public Hearing: 9/11/2003
Deadline for Action 11/06/2003
13. CU-21-2003 Property located at 326 Amherst Street, an application for a conditional use
CU-22-2003 permit to enlarge a rooming house from 15 rooms to 17 rooms, maintain an existing apartment; and, an application for a conditional use permit to waive parking pursuant to Section 10.02 (D-4) of the zoning ordinance – SPU Investments, LLC
Public Hearing: 9/11/2003
Deadline for Action” 11/06/2003

B. LIMITED BUSINESS MEETING: (Regulatory Matters}

[Current Matters]

14. S-27-2003 Property located at 269 Kennard Road and 1020 Mammoth Road, an application for subdivision to adjust a property line without creating a new building lot – Sunmeadow Realty, LLC
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003 [Recommendation Enclosed]
15. S-28-2003 Property located at 101 & 121 Titus Avenue, an application for subdivision to adjust a property line without creating a new building lot – Arthur and Marianne Perry & Edward Schunemann
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003 [Recommendation Enclosed]
16. S-29-2003 Property located at 1277 Belmont Street & 44 Pickering Street, an application for subdivision to adjust a property line without creating a new building lot – Ronald Ludwig & Raoul and Sylvia Prince
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003 [Recommendation Enclosed]
17. S-31-2003 Property located at 220 Hackett Hill Road, an application for subdivision to create a street right-of-way and lot line adjustments without creating new building lots – Manchester Housing & Redevelopment Authority
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003 [Recommendation Enclosed]

18. SP-13-2003 Property located at 1300 S. Porter Street (Extension), an application for site plan approval for the construction of a 150,000 sq. ft. retail furniture store with parking – Furniture World for Guitterez Co.
Public Hearing Held: 7/10/2003 & 8/13/2003
Deadline for Action: 10/09/2003 [Recommendation if available]
19. PD-06-2003 Property located at 721 Mammoth Road, an application to create a planned development by the construction of three buildings containing a total of 10 attached single family dwellings – Pierre L. Bouchard
Public Hearing Held: 8/13/2003
Deadline for Action: 10/09/2003 [New material to be submitted]
20. CU-19-2003 Property located on S. Willow Street & Loring Street (Manchester Commons), an application for a conditional use permit to waive required parking pursuant to Section 10.02 (D-4) of the zoning ordinance – The New England Expedition – Manchester, LLC
Public Hearing: 9/11/2003
Deadline for Action 11/06/2003
21. CU-21-2003 Property located at 326 Amherst Street, an application for a conditional use
CU-22-2003 permit to enlarge a rooming house from 15 rooms to 17 rooms, maintain an existing apartment and an application for a conditional use permit to waive parking pursuant to Section 10.02 (D-4) of the zoning ordinance – SPU Investments, LLC
Public Hearing: 9/11/2003
Deadline for Action: 11/06/2003
22. An application by Wings of Eagles Ministries, Inc., for voluntary merger of two (2) contiguous parcels at 60 and 70 Bailey Avenue, Tax Map 0494, Lots 27 and 27A.

II. Other Business Items.

III. Such Other Items as Board Members may wish to introduce.

5. S-24-2003 Property located at 4381 Brown Avenue (TM 713, Lot #8) an application to subdivide property to create two (2) single family building lots – GAP Mountain Development, LLC for Xanthy Salim
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
6. SP-16-2003 Property located at 310 Second Street, an application for site plan approval for the construction of a 3,680 sq. ft. restaurant with parking (Wild Willy's) – Peter Stahl for James S. McDowell
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
7. CU-15-2003 Property located at 310 Second Street, an application for a conditional use permit to allow construction within the regulated floodway of the Piscataquog River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Peter Stahl for James S. McDowell
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
8. PD-6-2003 Property located at 721 Mammoth Road, an application to create a planned development by the construction of three buildings containing a total of 10 attached single family dwellings – Pierre L. Bouchard
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
9. PD-55-1985 Property located at 1370 & 1400 Front Street, an application to amend a
SP-80-1985 previously approved site plan that created 41 dwelling units, by constructing
(Amendment) an 8,176 sq. ft., 3-story addition for community rooms, indoor pool/fitness area, and corridor connectors – Construction Planning and Management, Inc.
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003

- 10.PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned development by the construction of 2 buildings containing a total of 10 town-house dwellings – Richard E. Fradette for NHHM, LLC
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
- 11.PD-09-2003 Property located at 1250 South Willow Street, an application for site plan
 SP-19-2003 approval to construct a 2,490 sq. ft. truck sales office and a 3,000 sq. ft. parts storage building – CLD, Inc. for Gerard J. Montembeault
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
- 12.CU-21-2002 Property located at 326 Amherst Street, an application for a conditional use
 CU-22-2002 permit to enlarge a rooming house from 15 rooms to 17 rooms, maintain an existing apartment and an application for a conditional use permit to waive parking pursuant to Section 10.02 (D-4) of the zoning ordinance – SPU Investments, LLC
Public Hearing: 08/13/2003
Deadline for Action: 10/09/2003
13. CU-17-2003 Property located at 396 Pepsi Road, an application for a conditional use permit to occupy an industrial building as a solid waste and resource recovery facility (medical waste treatment) – Deirdre M. O’Callahan for Angel Steam, LLC
Public Hearing: 8/13/2003
Deadline for Action: 10/09/2003

A. LIMITED BUSINESS MEETING: (Regulatory Matters)

[Current Matters]

14. S-19-2003 Property located at 1250 S. Willow Street, an application to consolidate existing parcels (TM 756-12, 13 & 14) into one tract, and create Parcel “A” (consisting of 10,971 sq. ft.) to be consolidated with TM 933 – Lot #45 – 1250 South Willow Street Realty, Inc.
Public Hearing: 07/10/2003 & 8/13/2003
Deadline for Action: 09/11/2003 [Recommendation Enclosed]
15. PD-4-1997 Property located at 2108 River Road, an application to amend a previously
 (Amendment) approved plan to demolish an existing building and build a 4,470 sq. ft. main-
 CU-14-2003 tenance building and a 320 sq. ft. storage building, and for a conditional use permit for a private school – Derryfield School
Public Hearing: 07/10/2003 & 8/13/2003
Deadline for Action: 09/11/2003 [Recommendation Enclosed]
16. PD-55-1985 Property located at 1370 & 1400 Front Street, an application to amend a

SP-80-1985 previously approved site plan that created 41 dwelling units, by constructing (Amendment) an 8,176 sq. ft., 3-story addition for community rooms, indoor pool/fitness area, and corridor connectors – Construction Planning and Management, Inc.

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003 [Recommendation Enclosed]

17. CU-21-2002 Property located at 326 Amherst Street, an application for a conditional use
CU-22-2002 permit to enlarge a rooming house from 15 rooms to 17 rooms, maintain an existing apartment, and an application for a conditional use permit to waive parking pursuant to Section 10.02(D-4) of the zoning ordinance - SPU Investments, LLC

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

18. CU-17-2003 Property located at 396 Pepsi Road, an application for a conditional use permit to occupy an industrial building as a solid waste and resource recovery facility (medical waste treatment) – Deirdre M. O’Callahan for Angel Steam, LLC

Public Hearing: 08/13/2003

Deadline for Action: 10/09/2003

19. CU-09-2003 Property located at 175/177 Wilson Street, an application for a conditional use permit to waive required parking (Section 10.02 – D-4) – Roxanne Akhter

Public Hearing Held: 06/12/2003

Deadline for Action: 08/14/2003

111. Other Business Items

IV. Such Other Items as Board Members May Wish to Introduce.